149.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	784,300 / 784,300
					USE VALUE:	784,300 / 784,300
					ASSESSED:	784,300 / 784,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		BENJAMIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JONES MICHAEL D & PAMELA
Owner 2:	
Owner 3:	
Street 1:	20 BENJAMIN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ZHIVICH MICHAEL & LAURA -
Owner 2:	-
Street 1:	20 BENJAMIN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,775 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Aluminum Exterior and 1837 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4775.000	390,000		394,300	784,300
Total Card	0.110	390,000		394,300	784,300
Total Parcel	0.110	390,000		394,300	784,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 426.95 | /Parcel: 426.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 98316

GIS Ref

GIS Ref

Insp Date 12/23/08

!11665!

PREVIOUS ASSESSMENT

Parcel ID: 149.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	390,000	0	4,775.	394,300	784,300	784,300	Year End Roll	12/18/2019
2019	101	FV	300,000	0	4,775.	394,300	694,300	694,300	Year End Roll	1/3/2019
2018	101	FV	300,000	0	4,775.	349,200	649,200	649,200	Year End Roll	12/20/2017
2017	101	FV	300,000	0	4,775.	292,900	592,900	592,900	Year End Roll	1/3/2017
2016	101	FV	300,000	0	4,775.	292,900	592,900	592,900	Year End	1/4/2016
2015	101	FV	283,900	0	4,775.	253,500	537,400	537,400	Year End Roll	12/11/2014
2014	101	FV	226,000	0	4,775.	245,000	471,000	471,000	Year End Roll	12/16/2013
2013	101	FV	226,000	0	4,775.	233,200	459,200	459,200		12/13/2012

PRINT

Date	Time
12/11/20	01:48:29

LAST REV

Date	Time
11/19/20	10:47:58

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11665

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZHIVICH MICHAEL	75968-325	1	10/23/2020		865,000	No	No		
TANG YUCHUAN &,	63998-524		7/30/2014		611,000	No	No		
JODICE MURIEL M	60805-365		12/24/2012		505,000	No	No		
JODICE MURIEL M	49352-59		4/27/2007	Family	1	No	No		Muriel Jodice dod 6/21/2012
	15169-270		8/1/1983		1	No	No		A

USER DEFINED

Prior Id # 1:	98316
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/20/2017	716	Redo Bat	45,000	C				
5/18/2011	455	New Wind	4,580					INSTALL 8 WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
11/9/2020	Measured	DGM	D Mann
12/23/2008	Entry Denied	372	PATRIOT
12/7/1999	Mailer Sent		
11/17/1999	Meas. Denied	263	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4775		Sq. Ft.	Site		0	70.	1.18	8									394,275						394,300	

Total AC/HA: 0.10962 | Total SF/SM: 4775 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 394,275 | Spl Credit | Total: 394,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	102250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	479096
Depreciation:	89112
Depreciated Total:	389984

COMMENTS

EST MEAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	2

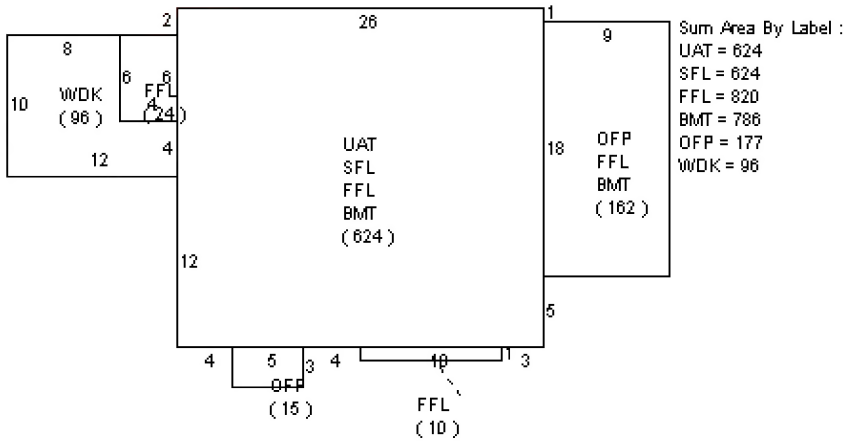
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	820	173.730	142,457
BMT	Basement	786	83.390	65,544
SFL	Second Floor	624	173.730	108,406
OFP	Open Porch	177	25.560	4,524
UAT	Upper Attic	156	69.490	10,841
WDK	Deck	96	15.840	1,520

Net Sketched Area:	2,659	Total:	333,292
Size Ad	1444	Gross Are	3127	FinArea	1837
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	191.10
Special Features:	0	Val/Su Net:	146.67
Final Total:	390000	Val/Su SzAd	270.08

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	